



(Constituted in the Republic of Singapore  
pursuant to a trust deed dated 31 March 2006 (as amended))

## **SGX Release**

### **RESPONSE TO MI-REIT ANNOUNCEMENT OF 16 NOVEMBER 2009 CLARIFICATION OF CIT INITIATIVE**

**Singapore, 17 November 2009:** In response to the MacarthurCook Industrial REIT (“**MI-REIT**”) announcement (no. 00045) made on 16 November 2009, Cambridge Industrial Trust Management Limited (“**CITM**”), on behalf of Cambridge Industrial Trust (“**CIT**”) as the largest unitholder in MI-REIT, advises as follows:

#### **ENLARGED POOL OF ASSETS / CIT PLAN FOR MI-REIT**

CITM has stated that, if it becomes the manager of both CIT and MI-REIT, it intends to implement an initiative to take advantage of an enlarged pool of assets to benefit all investors - that is, the investors in both CIT and MI-REIT. With CITM installed as manager of both CIT and MI-REIT, CITM will, of course, be in a position to deliver this initiative through having management of the assets of both trusts. Equally, it will also have in place appropriate arrangements to deal with all material conflicts of interest.

Under CITM's initiative, it is intended that CIT unitholders will immediately benefit from CIT's investment of slightly under 10% in MI-REIT units retaining their net asset value and distribution (yield) per unit, through not being diluted under the AIMS recapitalisation proposal. In addition, they will also benefit from returns on the subordinated loan facility that it is intended CIT will advance to MI-REIT (as disclosed in paragraph 4 of the requisition for EGM released to the market as part of CITM's SGX announcement (no. 00036) on 16 November 2009).

Likewise, MI-REIT investors are intended to benefit from access to the subordinated loan facility (a CIT asset), which will be used to pay for the IA IBP (Tolaram) asset in full and discharge that MI-REIT liability. With the 1A IBP settlement out of the way, CITM expects to be able to replace the existing S\$202 million MI-REIT debt facility expiring in December 2009 with takeout debt financing for a similar amount on substantially equivalent terms, but now secured against circa S\$533 million of unencumbered assets (including 1A IBP, but disregarding the Japanese asset, to which CITM ascribes no net value). CITM reasonably expects that such a facility will be available on terms substantially equivalent to or better than those achieved by MIM under its proposed new facility with CBA, NAB and Standard Chartered.

Through managing both CIT and MI-REIT, CITM also expects to generate economies of scale associated with an enlarged asset pool. This will result in achieving cost savings for both unitholders in a number of areas, including property management costs, valuation fees and others derived from having increased purchasing power.

### **CIT ACQUISITION OF STRATEGIC MI-REIT STAKE**

It has been brought to our attention that there is a record of discussions with the Chairman and Chief Executive Officer of AIMS Financial Group contained in the attachments to CIT's announcement (no. 00039) of 16 November 2009, in which that gentleman has made references to a "merger". CITM confirms that those references are to an incomplete and now defunct effort to explore a merger of the two trusts prior to and separate from the current initiative. CITM confirms that it has no current intention of seeking any merger arrangements with the AIMS Financial Group.

### **CITM A VIABLE MANAGER**

CITM is a viable manager for MI-REIT. Appropriate approaches to regulatory authorities were made well in advance of its decision to seek to take on that role, and CITM is confident that, with MI-REIT unitholders' support, it will be permitted to act as manager of both CIT and MI-REIT.

The CITM Board has full confidence in its Chief Executive Officer, Chris Calvert.

### **CITM NOT SEEKING TO WIND UP MI-REIT**

CITM's objective is not to wind up MI-REIT. Rather, it is to achieve a better outcome for MI-REIT unitholders than that offered under AIMS recapitalisation proposal.

CITM refers to the possibility of winding up MI-REIT merely to highlight that MI-REIT unitholders would be better off if that occurred rather than to support AIMS recapitalisation proposal.

CITM notes that, under its current rationalisation of certain non-core CIT properties, it has been able to achieve asset realisations consistent with or above respective current book value.

Chris Calvert  
Chief Executive Officer

Cambridge Industrial Trust Management Limited  
(Company Registration No. 200512804G, Capital Markets Services licence no.: 100132-1)  
As Manager of Cambridge Industrial Trust

17 November 2009

**For further enquiries, please contact:**

**Analysts/Investors**

Cambridge Industrial Trust Management Limited

Mr Chris Calvert

Chief Executive Officer

(65) 6827 9330

[chris.calvert@cambridgetm.com](mailto:chris.calvert@cambridgetm.com)

Ms Bridget Phua

Investor & Public Relations Manager

[bridget.phua@cambridgetm.com](mailto:bridget.phua@cambridgetm.com)

**Media**

GolinHarris International

Ms Lina Poa

Executive Director

(65) 6551 5425

[lpoa@golinharris.com](mailto:lpoa@golinharris.com)

**About Cambridge Industrial Trust**

Cambridge Industrial Trust ("CIT"), publicly listed on the Singapore Exchange Securities Trading Limited on 25 July 2006, is Singapore's first independent industrial real estate investment trust (REIT). CIT invests in quality income-producing industrial properties and has a diversified portfolio of 43 properties valued at S\$880.4 million (as at 30 September 2009), strategically located across Singapore.

The Manager's objective is to provide unitholders with a stable and secure income stream through the successful implementation of the following strategies:

- Prudent capital and risk management;
- Proactive asset management;
- Value enhancing investments and disposal of non-core assets.

Cambridge Industrial Trust Management Limited, the Manager of CIT, is owned by three strategic sponsors namely National Australia Bank Group ("NAB") (56%), Oxley Group (24%) and Mitsui & Co., Ltd ("Mitsui") (20%). NAB, one of Australia's four largest banks, is an international financial services group that provides a comprehensive and integrated range of financial products and services. Oxley Group is an innovative private investment house specializing in real estate and private equity investments across Asia-Pacific. Mitsui is a company incorporated in Japan and listed on the Tokyo Stock Exchange in Japan. Mitsui also developed the Japan Logistics Fund Inc., a publicly listed REIT in Japan dedicated to investing in distribution facilities.

For further information on CIT, please visit <http://www.cambridgeindustrialtrust.com/>

**Important Notice:**

**MI Unitholders, CIT Unitholders and potential investors are advised to exercise caution when trading in MI Units and/or CIT Units. Persons who are in doubt as to the action they should take should consult their stockbroker, bank manager, solicitor or other professional advisers.**